

**FITCHBURG PLANNING BOARD MEETING MINUTES
THURSDAY, APRIL 21, 2016**

MEMBERS PRESENT: Mike DiPietro
Paul Fontaine, Jr., Vice Chair
Mike Hurley
Andrew Van Hazinga
Laura O'Kane, (assoc. member)

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:00 p.m. in the Mayor's Office, Fitchburg Municipal Offices, 166 Boulder Dr.

ANR plans

Westminster Hill Rd. & St. Jude Blvd., Edgewater Development

Hosea Ketola, Edgewater Development had plan showing proposed split of a one acre parcel at 1100 Westminster Hill Rd. (Camire) into a 31,000 sq. ft. Lot B-1 w/ existing dwelling, and a conforming 15,185 sq. ft. Lot B-2 at corner of Westminster Hill Rd. & St. Jude. Building site is higher than road, will need extensive excavation, an 8-10 foot cut. Driveway will be on Westminster Hill Rd. because of grade. The Board endorsed the plan.

OTHER BUSINESS

Kopley, Fayerweather St. – covenant

Atty. Watts present to explain. A one-lot subdivision off Pratt St. had been approved by the Planning Board in 1984 proposing a "Fayerweather Street" as access. Lot is 0 Pratt St. (map 78-54-A) Past dispute with neighbor now resolved. Access easement granted. Warren Ketola is proposing to build dwelling on lot. Need release of a subdivision covenant that was put on the parcel in by the Board in 2008.

Motion made & seconded to release that subdivision covenant. Vote 4-0 in favor.

Motion made & seconded to authorize Mike O'H to sign release on behalf of the Board. Vote 4-0 in favor.

MRPC - DLTA Award - Assistance w/ "Green Communities" designation

John Hume & Chanel Fleck, MRPC present.

City had applied for and rec'd an award of technical assistance from MRPC to prepare materials for submission to Mass. Dept. of Energy Resources for Fitchburg to be designated as a "Green Community" John explained purpose of that program and the five criteria for designation. The Planning Board will be involved in achieving Criteria #1 & 2. John & Chantell will be working with Kelly Brown of Mass. Dept. of Energy Resources.

Advantages of Green Community designation – eligible to apply for up to \$300K for municipal energy efficiency projects.

Criterion #1: Community must allow renewable energy manufacturing by right in some districts.

"Manufacturing" is already allowed by right in Zoning Ordinance. But, it was suggested it's advantageous to allow solar facilities by right as well.

Criterion #2: Community must insure that renewal energy project can be permitted with one year.

Can be met by the City Solicitor providing that this is possible.

Agreed: Draft a zoning ordinance amendment to consider "renewable" as part of the definition of "manufacturing". Will be put on May 17th Planning Board agenda to consider initiating such an amendment.

Q: Does the Conservation Restriction on the City's northern watershed land allow large scale solar?
Mike will check.

Q: Is the anaerobic digestion facility currently under consideration for the West WWTP an advantage in being designated as a Green Community? MRPC will check.

Consensus: Board is interested in proposing a solar bylaw – Chantell has experience doing that.

Chantell suggested a smaller (max. three - - i.e. not a quorum) subcommittee of the Board that could meet more frequently and report back to the full board. Timeframe - MRPC needs to submit a final report October 2016. Paul will ask Paula.

MRPC will be working w/ the Board on this for the next several months

Motion made & seconded to adjourn. Vote in favor.

Meeting adjourned: 7:08 p.m.

Next meeting: 5/17/16

Minutes approved: 5/17/16